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2 BILL NO. B-77-09-02

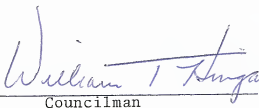
3
4 RESOLUTION NO. B-46-77

5 A RESOLUTION approving Fort Wayne
6 Redevelopment Commission's Resolution
7 No. 77-38 for the Civic Center Renewal
8 Project

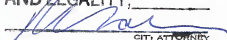
9 BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT
10 WAYNE, INDIANA:

11 Section I. That Resolution No. 77-38,
12 Declaratory Resolution - Civic Center Renewal Project,
13 adopted by the Fort Wayne Redevelopment Commission on
14 August 17, 1977 and approved by the City Plan Commission
15 on August 22, 1977, all as more particularly set forth in
16 said Resolution No. 77-38 on file in the Office of the
17 Fort Wayne Redevelopment Commission and is by reference
18 incorporated herein, made a part hereof and is hereby in
19 all things ratified, confirmed, and approved.

20 Section II. This Resolution shall be in full
21 force and effect from and after its passage and approval
22 by the Mayor.

23
24 
25 Councilman

26
27
28 APPROVED AS TO FORM
29 AND LEGALITY,

30 
31 CITY ATTORNEY

Read the first time in full and on motion by _____, seconded by

_____, and duly adopted, read the second time by title and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ M., E.S.T.

DATE: _____

Charles W. Westerman
CITY CLERK

Read the third time in full and on motion by _____, seconded by _____, and duly adopted, placed on its passage.

PASSED (~~LOST~~) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
TOTAL VOTES	<u>6</u>	<u>2</u>	_____	<u>1</u>	_____
BURNS	_____	<u>✓</u>	_____	_____	_____
HINGA	<u>✓</u>	_____	_____	_____	_____
HUNTER	<u>✓</u>	_____	_____	_____	_____
MOSES	_____	_____	_____	<u>✓</u>	_____
NUCKOLS	<u>✓</u>	_____	_____	_____	_____
SCHMIDT, D.	<u>✓</u>	_____	_____	_____	_____
SCHMIDT, V.	<u>✓</u>	_____	_____	_____	_____
STIER	_____	<u>✓</u>	_____	_____	_____
TALARICO	<u>✓</u>	_____	_____	_____	_____

DATE: 9-13-77

Charles W. Westerman
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

(ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL) (APPROPRIATION) ORDINANCE

(RESOLUTION) No. R-46-77 on the 13th day of September, 1977

ATTEST: (SEAL)

Charles W. Westerman
CITY CLERK

John C. Smith
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 14th day of September, 1977, at the hour of 11:30 o'clock A. M., E.S.T.

Charles W. Westerman
CITY CLERK

Approved and signed by me this 14 day of September, 1977 at the hour of 3:30 o'clock _____ M., E.S.T.

Robert E. Anderson
MAYOR



THE CITY OF FORT WAYNE

August 24, 1977

COMMUNICATIONS FROM CITY PLAN COMMISSION

Members of the Common Council
City-County Building
One Main Street
Fort Wayne, Indiana 46802

Gentlemen and Mrs. Schmidt:

Attached hereto is a resolution pertaining to Fort Wayne Redevelopment Commission's RESOLUTION NO. 77-38 for the Civic Center Renewal Project.

The Commission found that the above mentioned project was in conformance with the Master Plan of the development of the City of Fort Wayne.

The Commission approved this project at their regular meeting held August 22, 1977, and is forwarding this RESOLUTION to the Common Council for introduction and action.

If there are any questions with regard to this resolution, please feel free to call on us.

Respectfully submitted,

CITY PLAN COMMISSION

Joseph N. Adair
Secretary



RESOLUTION OF THE
FORT WAYNE CITY PLAN COMMISSION

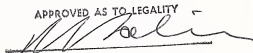
The City Plan Commission of the City of Fort Wayne in regular session on August 22, 1977, having before it a copy of the "Fort Wayne Redevelopment Commission's Declaratory Resolution - Civic Center Renewal Project" adopted by the Redevelopment Commission on August 17, 1977, together with the Urban Renewal Plan referred to therein and the necessary supporting data and all of which having been duly considered, the Fort Wayne City Plan Commission upon motion by James Kelley, seconded by Joseph N. Adair, and unanimously approved, adopted the following resolution:

WHEREAS, the Fort Wayne Redevelopment Commission has submitted to the Fort Wayne City Plan Commission a Declaratory Resolution adopted by the Fort Wayne Redevelopment Commission on August 17, 1977, designated as "Declaratory Resolution - Civic Center Renewal Project", together with the Urban Renewal Plan referred to therein and supporting data all as required by the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as Amended and Supplemented) and said Declaratory Resolution and Urban Renewal Plan having been duly considered by the Fort Wayne City Plan Commission and found to be in conformance with the Master Plan of Development for the City of Fort Wayne.

NOW, THEREFORE, BE IT RESOLVED by the Fort Wayne City Plan Commission that said Declaratory Resolution - Civic Center Renewal Project and said Urban Renewal Plan conform to the Master Plan of Development for the City of Fort Wayne and said Declaratory Resolution and Urban Renewal Plan are accordingly hereby approved.

BE IT FURTHER RESOLVED that the President of this Commission be and he is hereby authorized to deliver to the Fort Wayne Redevelopment Commission and to the Common Council of the City of Fort Wayne a certified copy of this resolution which shall constitute the approving order of the Fort Wayne City Plan Commission as required by law approving said Declaratory Resolution - Civic Center Renewal Project.

APPROVED AS TO LEGALITY -



STATE OF INDIANA)
COUNTY OF ALLEN) SS:

I, Joseph N. Adair, Secretary of the Fort Wayne City Plan Commission, do hereby certify that attached hereto is a full, true, and correct copy of a resolution adopted by the Fort Wayne City Plan Commission at a regular meeting of said Commission held on August 22, 1977, and as the same appears of record in the official records of the said Plan Commission dated the 22nd day of August, 1977.

Approved:

Joseph N. Adair

Joseph N. Adair, Secretary

RESOLUTION NO. 77-38

DECLARATORY RESOLUTION
CIVIC CENTER RENEWAL PROJECT

WHEREAS, the Fort Wayne Redevelopment Commission has made investigations, studies, and surveys of various blighted, deteriorated, and deteriorating areas within the City of Fort Wayne, Indiana, and of the causes contributing to the blighting and deterioration of such areas; and

WHEREAS, such investigations, studies, and surveys have been made in cooperation with the various departments and bodies of said City and have been directed toward determining the proper use of land and improvements thereon so as to best serve the interests of the City and its inhabitants, both from the standpoint of human needs and economic values, and as a result of such investigations, studies, and surveys, the Commission has found that the area hereinafter described has become blighted, deteriorated, and deteriorating to such an extent that such conditions cannot be corrected by regulatory processes or by the ordinary operations of private enterprise; without resort to the provisions of the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as amended and supplemented) and that the public health and welfare would be benefited by the urban renewal of such area under the provisions of said Act; and

WHEREAS, the Commission now further finds that the area hereinafter described because of the lack of development, cessation of growth, deterioration of improvements and character of occupancy, age and obsolescence, substandard character of the buildings, and other factors which have impaired values and prevented a normal development of the land included in said area or the use thereof, has become under current conditions undesirable for or impossible

of normal development and occupancy; and

WHEREAS, the Commission now further finds (a) that the hereinafter described area within said City has become and now is blighted, deteriorated, and deteriorating to such an extent within the meaning of the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as amended and supplemented) that such conditions cannot be corrected by regulatory processes or by the ordinary operations of private enterprise without resort to the provisions of said Act; (b) the public health and welfare would be benefited by the urban renewal of said area under the provisions of said Act; (c) said hereinafter described blighted, deteriorated, and deteriorating area constitutes a menace to the social and economic interests of the City of Fort Wayne and its inhabitants; and

WHEREAS, the Commission has heretofore caused to be prepared maps and plats showing the boundaries of the hereinafter described blighted, deteriorated, and deteriorating area, the location of the various parcels of property, streets, alleys, and other features affecting the urban renewal of such area, indicating any parcels of property to be excluded from the acquisition and the portions of the area which are to be devoted to streets, alleys, sewerage, playground and other public purposes under the Urban Renewal Plan; and

WHEREAS, the Commission has caused a separate appraisal to be made by two (2) independent appraisers of the fair value of each of the parcels to be acquired, and the Commission now finds the estimated cost of acquiring the property in the blighted, deteriorated, and deteriorating area hereinafter described, determined by taking the average of the two (2) appraisals, is not to exceed Three Million Eighty Three Thousand, One Hundred Seventy-Five (\$ 3,083,175); and

WHEREAS, there was presented to this meeting of the Governing Body of the City of Fort Wayne, Department of

Redevelopment, for its consideration and approval, a copy of Urban Renewal Plan for the area comprising the renewal project dated August 1, 1977 and consisting of 15 pages and 5 exhibits.

NOW, THEREFORE, BE IT RESOLVED by the Fort Wayne Redevelopment Commission that it hereby makes the findings of fact hereinafter set forth and that the following described area in the City of Fort Wayne, Indiana, is found and declared to be blighted, deteriorated, and deteriorating within the meaning of the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as amended and supplemented) and which area is bounded and described as follows:

Beginning at the point of intersection of the northerly right-of-way line of Washington Boulevard and the easterly right-of-way line of Clinton Street; thence westerly along the northerly right-of-way line of Washington Boulevard to the westerly right-of-way line of Harrison Street; thence southerly along the westerly right-of-way line of Harrison Street to the southerly right-of-way line of Lewis Street; thence easterly along the southerly right-of-way line of Lewis Street to the easterly right-of-way line of Calhoun Street; thence northerly along the easterly right-of-way line of Calhoun Street to the southerly right-of-way line of Jefferson Street; thence easterly along the southerly right-of-way line of Jefferson Street to the easterly right-of-way line of Clinton Street; thence northerly along the easterly right-of-way line of Clinton Street to the point of beginning.

BE IT FURTHER RESOLVED that in all proceedings relating to the urban renewal of the above described area, the same shall be referred to as the Civic Center Renewal Project.

BE IT FURTHER RESOLVED that the Urban Renewal Plan for the Civic Center Renewal Project, dated August 1, 1977, and consisting of 15 pages and 5 exhibits be and the same is hereby approved.

BE IT FURTHER RESOLVED that the Commission now declares that the above described blighted, deteriorated, and deteriorating area constitutes a menace to the social and economic interests of said City and its inhabitants and that the urban renewal of such area shown on the above described maps and plats under the provisions of the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as amended and supplemented) will be of public utility and benefit, and that the Department of Redevelopment of the City of Fort Wayne will acquire all of such land and interests therein within said boundaries with the exception of those parcels to be excluded as indicated on maps of the area.

BE IT FURTHER RESOLVED that the urban renewal of such area be in accordance with the Urban Renewal Plan for the Civic Center Renewal Project.

BE IT FURTHER RESOLVED that a copy of this Resolution, together with said Urban Renewal Plan and supporting data be submitted to the City Plan Commission of Fort Wayne for examination by that body and its determination as to whether this Declaratory Resolution and said Urban Renewal Plan conform to the master plan of development for said City and for its written order approving or disapproving this Declaratory Resolution and said proposed Urban Renewal Plan.

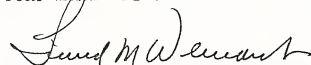
BE IT FURTHER RESOLVED that if an approving order is issued by said City Plan Commission, the same shall be transmitted to the Common Council of the City of Fort Wayne for its approval.

BE IT FURTHER RESOLVED that upon receipt of the written order of approval of said City Plan Commission and the approval of the Common Council of the City of Fort Wayne a notice shall be published in accordance with the requirements of Section 14 of the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as

amended, Section 18-7-7-14 Burns Indiana Statutes Annotated, 1963 Replacement) fixing a date for the receiving and hearing of remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed project and for the final determination of the public utility and benefit thereof.


ADOPTED at a Special Meeting of the Fort Wayne Redevelopment Commission held August 17, 1977 in the Commission offices on the 8th Floor of the City-County Building, One Main Street, Fort Wayne, Indiana.

FORT WAYNE REDEVELOPMENT COMMISSION


Leonard M. Weinraub, President


Robert W. Hutner, Secretary

ATTEST:


Robert P. Turk, Executive Director

ADOPTED: August 17, 1977

CIVIC CENTER
RENEWAL PROJECT

URBAN RENEWAL PLAN

PREPARED FOR THE
FORT WAYNE REDEVELOPMENT COMMISSION

By
RAYMOND, PARISH, PINE & WEINER, INC.
PLANNING & COMMUNITY DEVELOPMENT CONSULTANTS

August 1, 1977

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MAPS

1. Project Boundary Map
2. Land Acquisition Map
3. Land Use Plan .
4. Right-of-Way Adjustment Plan

A. DESCRIPTION OF PROJECT AREA

The Civic Center Renewal Project is bounded generally as follows and as depicted on Map No. 1, Project Boundary Map:

BEGINNING at the point of intersection of the northerly right-of-way line of Washington Boulevard and the easterly right-of-way line of Clinton Street;

Thence westerly along the northerly right-of-way line of Washington Boulevard to the westerly right-of-way line of Harrison Street;

Thence southerly along the westerly right-of-way line of Harrison Street to the southerly right-of-way line of Lewis Street;

Thence easterly along the southerly right-of-way line of Lewis Street to the easterly right-of-way line of Calhoun Street;

Thence northerly along the easterly right-of-way line of Calhoun Street to the southerly right-of-way line of Jefferson Street;

Thence easterly along the southerly right-of-way line of Jefferson Street to the easterly right-of-way line of Clinton Street;

Thence northerly along the easterly right-of-way line of Clinton Street to the POINT OF BEGINNING.

B. STATEMENT OF PROJECT OBJECTIVES

1. General Objectives

- a. To enhance the downtown core area through the development of a multi-use complex of civic and related facilities in accord with the Downtown Concept Plan endorsed by the City Council and Redevelopment Commission.
- b. To support existing and proposed downtown development by generating new activities, particularly in the evenings and on weekends, necessary parking and other related facilities.
- c. To encourage rehabilitation of adjacent areas.
- d. To remove blighting influences and substandard, obsolete structures which adversely affect downtown development opportunities.
- e. To promote attractive, efficient development in accord with the total development program for downtown.
- f. To provide improved pedestrian and vehicular circulation, adequate off-street parking and loading facilities, and better relationship to mass transit.

2. Specific Design Objectives

- a. To develop a civic and convention center on the block bounded by Harrison, Washington, Calhoun and Jefferson Streets, including banquet, exhibition and meeting facilities with direct physical and functional connections to an adjacent hotel, the Embassy Theatre and off-street parking.

- b. To rehabilitate and restore the Embassy Theatre - a structure listed on the National Register of Historic Places - and to rehabilitate and adapt for compatible uses the attached structure, the former Indiana Hotel.
- c. To provide direct all-weather pedestrian connections between the various uses in the three blocks within the project as well as to new and existing uses in the blocks north of Washington Street.
- d. To design and develop buildings, plazas, parks and related open space in the project area that are attractive to both users and passers-by and that are carefully woven into the entire downtown fabric.

C. URBAN RENEWAL TECHNIQUES TO BE USED

1. Acquisition and Clearance

Conditions and reasons under which properties may be acquired and cleared are as follows:

- a. To remove buildings with major deficiencies which are substandard warranting clearance.
- b. To remove buildings with minor deficiencies in order to effectively remove blighting influences which include the following:
 - (1) Incompatible land uses or land use relationships.
 - (2) Overcrowding of structures on parcels.
 - (3) Obsolete buildings not suitable for conversion.
- c. To provide adequate sites for development, in accordance with the stated design criteria, to meet the goals and objectives of the overall plans for the area.
- d. The real property to be acquired for clearance is shown on the Land Acquisition Map (Map No. 2).

2. Rehabilitation

Only one structure is proposed to be rehabilitated under the plan - the Embassy Theatre and attached building on the southeast corner of Harrison and Jefferson Streets. Rehabilitation shall be carried out in accord with all applicable codes and ordinances of the City of Fort Wayne and shall be appropriate to the historic and architectural significance of the structure. Reuse of the attached former Indiana Hotel shall be encouraged which complements the functions of the Embassy Theatre and other components of the civic center area.

3. Acquisition Policies

The Redevelopment Commission will follow the Land Acquisition Procedure set forth in the Redevelopment of Cities and Towns Act of 1953. This Act provides for the acquisition of land by the Redevelopment Commission through the exercise of the power of eminent domain should that be deemed necessary by the Commission.

4. Relocation Policies

All relocation benefits and services will be provided in accordance with the Uniform Relocation and Acquisition Policies Act of 1970.

5. Project Improvements

The provision of public improvements in the project area will be undertaken as required to accommodate new development and enhance the function and appearance of the project area. Such improvements will include, but not be limited to the following:

a. Relocation of Existing Utilities

Existing utilities (public and private) will be relocated when necessary to achieve project objectives. All utility relocations shall be underground.

b. New Utilities

When necessary to serve new or existing uses, new utilities will be provided. Any such new utilities shall be underground.

c. Streets and Sidewalks

New sidewalks, street trees and landscaped areas will be provided throughout the project area with particular emphasis on creating pedestrian amenities on Calhoun Street. Streets will be rebuilt or repaved as necessary.

d. Parking Garages

One or more parking garages will be provided to meet the needs of new and existing uses within the project area as well as new or existing uses adjacent to the project area. The size of the garage(s) will be based on present and future needs of all uses within the service area.

e. Parks, Plazas and Pedestrian Bridges

Based on final plans for buildings within the project area, parks and plazas will be developed to provide open space, areas for pedestrians to congregate and appropriate settings for the various buildings. Development of second level pedestrian bridges will be encouraged to connect parking garages to buildings and buildings to each other within the civic center area and adjacent blocks.

D. LAND USE PLAN AND DEVELOPMENT CONTROLS

1. Land Use Plan

Map No. 3, "Land Use Plan" shows the proposed:

- a. Thoroughfares and street rights-of-way.
- b. Land Use Areas.

2. Land Use Provisions and Building Requirements

In order to achieve the objectives of this Urban Renewal Plan, the use of land in the Project Area will be subject to the regulations and controls specified in this section.

3. Permitted Uses

The entire project area shall be designated as a Civic/Commercial Use Area and the following uses shall be permitted within the project area.

- a. Places of public assembly including, but not limited to exhibition halls, banquet and meeting rooms, theatres, health clubs and related accessory uses and functions.
- b. Hotels, restaurants, bars and related accessory uses and functions.
- c. Off-street parking facilities, including parking garages.
- d. Retail stores, offices and business and personal service establishments and related accessory uses and functions.
- e. Parks, plazas, and open spaces including conservatories and botanical gardens.
- f. Other suitable public and quasi-public uses.

4. Development Controls

a. Building Height

No building shall exceed 300 feet in height.

b. Setbacks

No setbacks from street or property lines are required.

c. Parking

No off-street parking shall be required on the site of any particular use. However, prior to final approval of any development plan, the Fort Wayne Redevelopment Commission shall make a determination that sufficient parking to serve proposed uses is or will be available within 500 feet of the site.

d. Loading and Service

Servicing of all buildings shall be off-street. Developers shall demonstrate that sufficient off-street loading will be provided to meet the needs of the specific reuse proposed, but in any event, at least one loading space shall be provided for each 40,000 square feet of gross floor area or major fraction thereof.

Each loading space shall be at least 40 feet long, 12 feet wide and 14 feet high. Off-street loading facilities shall be so designed as to discourage vehicles from backing into and servicing in public streets and across sidewalks, and shall be screened from adjacent streets.

e. Signs

All signs shall be incidental, customary to, and commonly associated with the principal use. Rooftop, flashing, moving or intermittently illuminated signs or advertising devices are prohibited, as are signs which may be mistaken for traffic control devices. Signs attached to and parallel to a building shall not extend above or beyond the building facade and shall project no more than 18 inches from the wall to which it is attached. Signs perpendicular to a building facade shall extend no further than three feet from the facade, unless suspended beneath a marquee, covered walkway or arcade.

f. Other Regulations and Controls Applying to the Urban Renewal Area

1. In the event of any question regarding the meaning of the controls or other provisions of this Urban Renewal Plan, the interpretation placed thereon by the Fort Wayne Redevelopment Commission shall be final and binding.
2. No use shall be permitted, which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes,

glare, electromagnetic disturbance, radiation, smoke, cinders, odors, obnoxious dust or waste, undue noise or vibration, or other objectionable feature so as to be detrimental to the public health, safety or general welfare.

- (3) The Fort Wayne Redevelopment Commission may establish such interim uses as it deems feasible and desirable in the public interest on property which has been acquired and not yet sold to a developer, provided such interim use does not have an adverse effect upon the surrounding area.
- (4) Unless paved, all open areas shall be landscaped and maintained in an attractive condition.
- (5) There shall be no restriction of occupancy or use of any part of the project area or any facility constructed in the project area on the basis of race, creed, color, sex or national origin.

4. Development Plan Review

The Fort Wayne Redevelopment Commission shall review all developers' proposals for compatibility with the project and design objectives. In such review, the Authority may draw upon such technical assistance as it deems necessary.

The Authority shall inform all proposed developers of specific design requirements and objectives prior to the disposition of any project land.

As soon as possible after the selection of a developer, the Authority shall inform him of required submission material in accord with its established review procedures.

For all proposed project development, the site plan, exterior design of all buildings, architectural treatment, landscaping, signs and other items related to design objectives, shall be subject for the approval of the Fort Wayne Redevelopment Commission.

5. Zoning

The entire project area is presently zoned B3A General Business District A.

No change in this zoning designation is proposed.

6. Duration of Controls

This plan, its regulations and requirements shall be in effect for fifty (50) years from the date of its adoption by the Fort Wayne Redevelopment Commission, City Council of Fort Wayne, City Plan Commission and other legally designated agencies.

E. OBLIGATIONS TO BE IMPOSED ON REDEVELOPERS

1. The land acquired by the Redevelopment Commission, City of Fort Wayne, will be disposed of subject to an agreement between the Commission and the developer or redeveloper. The developer or redeveloper will be required by the contractual agreement to observe the development controls. The developer or redeveloper will not be permitted to defer the start of construction for a period longer than that required for the preparation of necessary plans, their review, and approval by the Redevelopment Commission, City of Fort Wayne, and other governing agencies.

In addition, the following provisions will be included in the agreement:

- a. That the developer or redeveloper will submit to the Commission a plan and schedule for the proposed development or redevelopment.
- b. That the purchase of the land is for the purpose of development or redevelopment and not for speculation.
- c. That the building or improvements will be completed within a reasonable time.
- d. That the developer or redeveloper, their successors or assigns, agree that there will be no discrimination against any person or group of persons on account of race, creed, color, sex, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy,

tenure, or enjoyment of the premises therein conveyed or improvements erected or to be erected thereon. The above provision will be perpetual and will run with the land disposed of within the Project area by the Redevelopment Commission, City of Fort Wayne.

2. Additional controls, restrictions and building requirements may be imposed by the Redevelopment Commission, City of Fort Wayne, in its Notice to Bidders or Instructions to Bidders.

F. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

All provisions necessary to conform with State and Local Law have been complied with by this Plan and supporting documents as follows:

1. A resolution declaring the Civic Center Renewal Project Area as a blighted, deteriorated, or deteriorating area has been adopted by the Fort Wayne Redevelopment Commission.
2. The Urban Renewal Plan indicates the extent and location of land acquisition, demolition, public improvements, rehabilitation and proposed redevelopment.
3. No zoning changes are required by the Plan.
4. The Plan sets forth the permitted land uses, densities, building requirements and other development controls.
5. The Plan conforms to the General Plan for the City as a whole and to definite local objectives Specifically, a Development Plan for downtown was prepared by the Redevelopment Commission in the fall of 1976. This plan indicated a development strategy for downtown, as well as specific land use and development proposals, transportation and parking proposals and a design framework. The "First Stage Development Plan" which includes the Civic Center Urban Renewal Area, was adopted by the Redevelopment Commission on November 8, 1976, reviewed by the City Plan Commission in November, 1976 and endorsed by the City Council on December 14, 1976.

G. PROCEDURE FOR CHANGES IN THE APPROVED URBAN RENEWAL PLAN

The Urban Renewal Plan may be modified or varied at any time by a resolution of the City of Fort Wayne Redevelopment Commission; provided, however, that any change directly and substantially affecting any property or contractual right vested in and by the effectuation of the Urban Renewal Plan may be made only after the Commission has received the consent to the change, in writing, from the owner of such vested right. It is further provided that if such written consent cannot be obtained or if the Redevelopment Commission deems the proposed change in the Urban Renewal Plan to be substantial, then the Commission shall approve such change only in accordance with the same procedure by which the Plan was originally adopted.



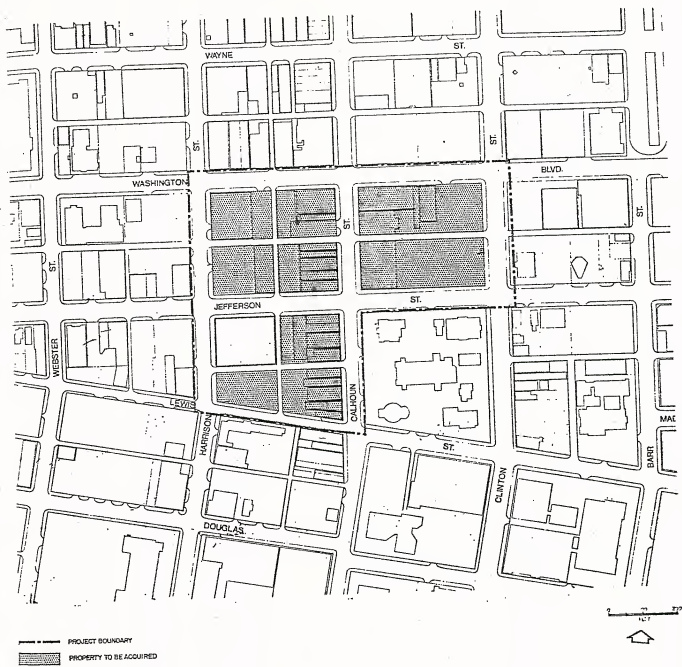
--- PROJECT BOUNDARY



Project Boundary Map Civic Center Renewal Project

Fort Wayne, Indiana
Fort Wayne Redevelopment Commission

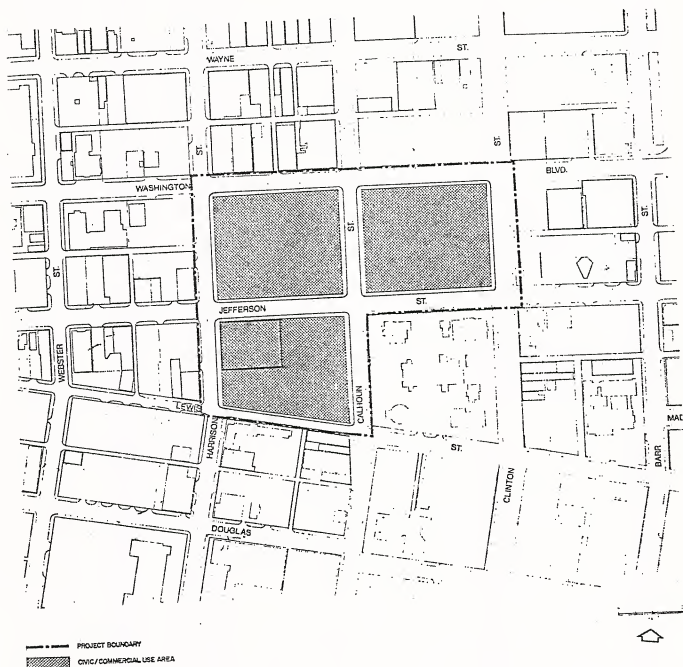
Raymond, Parish, Pine & Weiner, Inc. Planning and Community Development Consultants



Land Acquisition Plan Civic Center Renewal Project

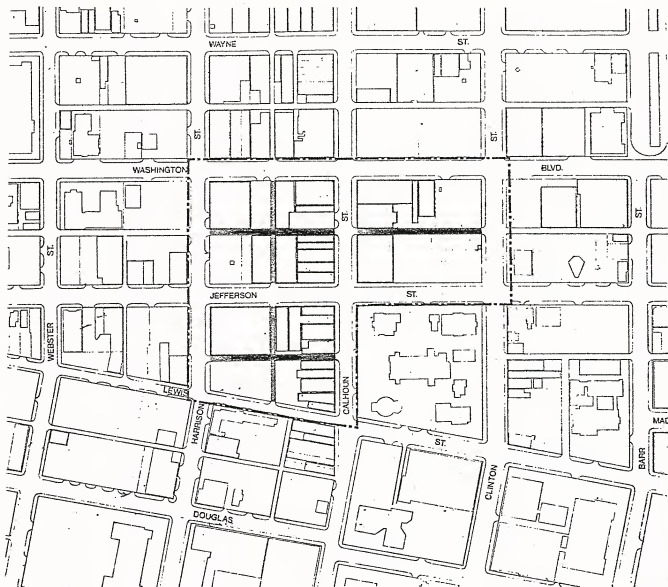
Fort Wayne, Indiana
 Fort Wayne Redevelopment Commission

Raymond, Parish, Pine & Weiner, Inc. Planning and Community Development Consultants



Land Use Plan Civic Center Renewal Project

Fort Wayne, Indiana
Fort Wayne Redevelopment Commission
Raymond, Parish, Pine & Weiner, Inc. Planning and Community Development Consultants



- - - - - PROJECT BOUNDARY
 ——— RIGHT-OF-WAY TO REMAIN
 ■■■■■ RIGHT-OF-WAY TO BE ABANDONED



Right-of-way Adjustment Plan Civic Center Renewal Project

Fort Wayne Indiana

Fort Wayne Redevelopment Commission

Raymond Parish, Pines & Weiner, Inc. Planning and Community Development Consultants



- - - - - PROJECT BOUNDARY
 X BLOCK #
 X PARCEL #

#	ADDRESS	OWNER	USE	SQ. FT.
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1-1	301-34 S. Calhoun	C-P Realty Corp.	Resort	4,200
1-2	312-34 S. Calhoun	W. E. & J. W. Murphy	Resort	1,800
1-3	324 S. Calhoun	Fort Wayne National Bank, Trade Bldg.	Resort	80,000
1-4	312 S. Calhoun	Mary L. Leonard, et al.	Resort	7,200
1-5	320 S. Calhoun	Edgar W. Smith, Jr.	Resort	7,200
1-6	318 S. Calhoun	E. Smith, et al.	Resort	7,200
1-7	316 S. Calhoun	E. Smith, et al.	Resort	7,200
1-8	314 S. Calhoun	E. Smith, et al.	Resort	7,200
1-9	312 S. Calhoun	E. Smith, et al.	Resort	7,200
1-10	310 S. Calhoun	E. Smith, et al.	Resort	7,200
1-11	308 S. Calhoun	E. Smith, et al.	Resort	7,200
1-12	306 S. Calhoun	E. Smith, et al.	Resort	7,200
1-13	304 S. Calhoun	E. Smith, et al.	Resort	7,200
1-14	302 S. Calhoun	E. Smith, et al.	Resort	7,200
1-15	300 S. Calhoun	E. Smith, et al.	Resort	7,200
1-16	298 S. Calhoun	E. Smith, et al.	Resort	7,200
1-17	296 S. Calhoun	E. Smith, et al.	Resort	7,200
1-18	294 S. Calhoun	E. Smith, et al.	Resort	7,200
1-19	292 S. Calhoun	E. Smith, et al.	Resort	7,200
1-20	290 S. Calhoun	E. Smith, et al.	Resort	7,200
1-21	288 S. Calhoun	E. Smith, et al.	Resort	7,200
1-22	286 S. Calhoun	E. Smith, et al.	Resort	7,200
1-23	284 S. Calhoun	E. Smith, et al.	Resort	7,200
1-24	282 S. Calhoun	E. Smith, et al.	Resort	7,200
1-25	280 S. Calhoun	E. Smith, et al.	Resort	7,200
1-26	278 S. Calhoun	E. Smith, et al.	Resort	7,200
1-27	276 S. Calhoun	E. Smith, et al.	Resort	7,200
1-28	274 S. Calhoun	E. Smith, et al.	Resort	7,200
1-29	272 S. Calhoun	E. Smith, et al.	Resort	7,200
1-30	270 S. Calhoun	E. Smith, et al.	Resort	7,200
1-31	268 S. Calhoun	E. Smith, et al.	Resort	7,200
1-32	266 S. Calhoun	E. Smith, et al.	Resort	7,200
1-33	264 S. Calhoun	E. Smith, et al.	Resort	7,200
1-34	262 S. Calhoun	E. Smith, et al.	Resort	7,200
1-35	260 S. Calhoun	E. Smith, et al.	Resort	7,200
1-36	258 S. Calhoun	E. Smith, et al.	Resort	7,200
1-37	256 S. Calhoun	E. Smith, et al.	Resort	7,200
1-38	254 S. Calhoun	E. Smith, et al.	Resort	7,200
1-39	252 S. Calhoun	E. Smith, et al.	Resort	7,200
1-40	250 S. Calhoun	E. Smith, et al.	Resort	7,200
1-41	248 S. Calhoun	E. Smith, et al.	Resort	7,200
1-42	246 S. Calhoun	E. Smith, et al.	Resort	7,200
1-43	244 S. Calhoun	E. Smith, et al.	Resort	7,200
1-44	242 S. Calhoun	E. Smith, et al.	Resort	7,200
1-45	240 S. Calhoun	E. Smith, et al.	Resort	7,200
1-46	238 S. Calhoun	E. Smith, et al.	Resort	7,200
1-47	236 S. Calhoun	E. Smith, et al.	Resort	7,200
1-48	234 S. Calhoun	E. Smith, et al.	Resort	7,200
1-49	232 S. Calhoun	E. Smith, et al.	Resort	7,200
1-50	230 S. Calhoun	E. Smith, et al.	Resort	7,200
1-51	228 S. Calhoun	E. Smith, et al.	Resort	7,200
1-52	226 S. Calhoun	E. Smith, et al.	Resort	7,200
1-53	224 S. Calhoun	E. Smith, et al.	Resort	7,200
1-54	222 S. Calhoun	E. Smith, et al.	Resort	7,200
1-55	220 S. Calhoun	E. Smith, et al.	Resort	7,200
1-56	218 S. Calhoun	E. Smith, et al.	Resort	7,200
1-57	216 S. Calhoun	E. Smith, et al.	Resort	7,200
1-58	214 S. Calhoun	E. Smith, et al.	Resort	7,200
1-59	212 S. Calhoun	E. Smith, et al.	Resort	7,200
1-60	210 S. Calhoun	E. Smith, et al.	Resort	7,200
1-61	208 S. Calhoun	E. Smith, et al.	Resort	7,200
1-62	206 S. Calhoun	E. Smith, et al.	Resort	7,200
1-63	204 S. Calhoun	E. Smith, et al.	Resort	7,200
1-64	202 S. Calhoun	E. Smith, et al.	Resort	7,200
1-65	200 S. Calhoun	E. Smith, et al.	Resort	7,200
1-66	198 S. Calhoun	E. Smith, et al.	Resort	7,200
1-67	196 S. Calhoun	E. Smith, et al.	Resort	7,200
1-68	194 S. Calhoun	E. Smith, et al.	Resort	7,200
1-69	192 S. Calhoun	E. Smith, et al.	Resort	7,200
1-70	190 S. Calhoun	E. Smith, et al.	Resort	7,200
1-71	188 S. Calhoun	E. Smith, et al.	Resort	7,200
1-72	186 S. Calhoun	E. Smith, et al.	Resort	7,200
1-73	184 S. Calhoun	E. Smith, et al.	Resort	7,200
1-74	182 S. Calhoun	E. Smith, et al.	Resort	7,200
1-75	180 S. Calhoun	E. Smith, et al.	Resort	7,200
1-76	178 S. Calhoun	E. Smith, et al.	Resort	7,200
1-77	176 S. Calhoun	E. Smith, et al.	Resort	7,200
1-78	174 S. Calhoun	E. Smith, et al.	Resort	7,200
1-79	172 S. Calhoun	E. Smith, et al.	Resort	7,200
1-80	170 S. Calhoun	E. Smith, et al.	Resort	7,200
1-81	168 S. Calhoun	E. Smith, et al.	Resort	7,200
1-82	166 S. Calhoun	E. Smith, et al.	Resort	7,200
1-83	164 S. Calhoun	E. Smith, et al.	Resort	7,200
1-84	162 S. Calhoun	E. Smith, et al.	Resort	7,200
1-85	160 S. Calhoun	E. Smith, et al.	Resort	7,200
1-86	158 S. Calhoun	E. Smith, et al.	Resort	7,200
1-87	156 S. Calhoun	E. Smith, et al.	Resort	7,200
1-88	154 S. Calhoun	E. Smith, et al.	Resort	7,200
1-89	152 S. Calhoun	E. Smith, et al.	Resort	7,200
1-90	150 S. Calhoun	E. Smith, et al.	Resort	7,200
1-91	148 S. Calhoun	E. Smith, et al.	Resort	7,200
1-92	146 S. Calhoun	E. Smith, et al.	Resort	7,200
1-93	144 S. Calhoun	E. Smith, et al.	Resort	7,200
1-94	142 S. Calhoun	E. Smith, et al.	Resort	7,200
1-95	140 S. Calhoun	E. Smith, et al.	Resort	7,200
1-96	138 S. Calhoun	E. Smith, et al.	Resort	7,200
1-97	136 S. Calhoun	E. Smith, et al.	Resort	7,200
1-98	134 S. Calhoun	E. Smith, et al.	Resort	7,200
1-99	132 S. Calhoun	E. Smith, et al.	Resort	7,200
1-100	130 S. Calhoun	E. Smith, et al.	Resort	7,200

Property Owners Map Civic Center Renewal Project

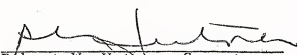
Fort Wayne Indiana
 Fort Wayne Redevelopment Commission

Raymond, Parish, Pine & Weiner, Inc. Planning and Community Development Consultants

CERTIFICATE OF RECORDING OFFICER

I, Robert W. Hutner, the duly appointed, qualified,
and acting Secretary of the Fort Wayne Redevelopment Commission,
do hereby certify that the attached Resolution is a true and
correct copy of a Resolution adopted at the Special
Meeting of the Fort Wayne Redevelopment Commission, Governing
Body of the City of Fort Wayne, Department of Redevelopment, held
on the 17th day of August, 1977 at 10:00 A.M.

IN TESTIMONY WHEREOF, I have hereunto set my hand
this 17th day of August, 1977.


Robert W. Hutner, Secretary

DIGEST SHEET

R-77-09-02.

TITLE OF ORDINANCE _____ RESOLUTION NO. 77-38 for the CIVIC CENTER RENEWAL PROJECT

DEPARTMENT REQUESTING ORDINANCE _____ CITY PLAN COMMISSION

SYNOPSIS OF ORDINANCE _____ A resolution from the City Plan Commission
pertaining to the FORT WAYNE REDEVELOPMENT COMMISSION'S RESOLUTION NO. 77-38

FOR THE CIVIC CENTER RENEWAL PROJECT.

The City Plan Commission approved this resolution at their regular meeting
on August 22, 1977.NOTE: Attorney is to check resolution for form and legality....then forward
to City Council for introduction and action.

EFFECT OF PASSAGE _____

EFFECT OF NON-PASSAGE _____

MONEY INVOLVED (Direct Costs, Expenditures, Savings) _____

ASSIGNED TO COMMITTEE (J.N.) _____

Twice